

# BEACH RETREATS

This access statement does not contain personal opinions as to our suitability for those with access needs but aims to accurately describe the facilities and services that we offer all our guests/visitors.

## **Access Statement for – “4 The Liner”**

**Address** – “4 The Liner, Cliff Road, Falmouth, TR11 4GD”

### **Introduction**

4 The Liner is an apartment on the ground floor of a brand-new development with high spec, stylish and modern exteriors, sitting so close to the cove that the fresh sea breeze flows in through the windows.

For bookings please contact Beach Retreats on 01637 861005 or visit [www.beachretreats.co.uk](http://www.beachretreats.co.uk)

### **Pre-arrival Information**

From the A30 head south-west until you reach Carland Cross roundabout. Keep left and take the second exit signposted Truro A39. Continue along the A39 for 5.5 miles until you reach the crossroads with traffic lights near the Dunelm and Hobbycraft stores. Take the right turn on to the A39, heading towards Truro town centre. Continue following the directions for the A39, you will drive through Truro town centre and will leave on the A39, Morlaix Avenue. At the end of Morlaix Avenue, at the double min roundabout, take the first left on to Arch Hill A39 signposted Falmouth. Continue along the A39, following all directions for A39 Falmouth.

As you descend into Falmouth on the A39, take the second exit on the Ponsharden Roundabout signposted Falmouth A39, continue on this road until you reach the

roundabout next to the rugby club. Take the second exit at the roundabout, on to Western Terrace. At the next roundabout, turn right on to Penance Road, signposted Falmouth Golf Club and Beaches.

At the end of the road turn left on to Spernen Wyd Road. Continue along this road until you reach Gylly Beach, you will see The Liner development on the left opposite the beach.

Nearest Airport- Cornwall Airport Newquay is located 30.3 miles ( 52 min drive) from Falmouth.

Nearest train station is either Falmouth town station or Falmouth Docks station. These are both under 5 minutes drive from the property and under a mile in distance.

For information on local buses and fares visit <https://www.gocornwallbus.co.uk> and/or <https://www.firstbus.co.uk/cornwall>

The nearest mobility shop, Falmouth Shop Mobility can be found here, Falmouth shop mobility, shop mobility, Cornwall shop mobility or 01326 313553.

### **Arrival & Parking**

Turn left just before The Liner (which also leads to St Michael's Hotel) and then take the car park entrance on the first right. round to the far corner of the car park to underneath the first floor apartment balconies, the parking space for apartment 4 is the last space on the left and is numbered.

Please do not park in any other space, there are no longer any visitor or spare parking spaces.

From the car parking space use the entrance in the far left corner of the building (behind the retail space). This will take you straight to the ground floor communal hallway and entrance.

### **Entrance to Property**

- 4 The Liner is a two bedroom apartment on the ground floor in the Liner.
- Entrance door is 80cm wide. Through the door will open to the hallway that reaches 93cm wide.
- The coat hanger unit reaches 160cm.

## **Living/Kitchen/Dining area**

- This is an open plan area and there is wood flooring throughout.

## **Kitchen**

Kitchen space with breakfast bar with two stools, electric oven, induction hob, fridge freezer, dishwasher, microwave, wine fridge and Tassimo Bosch coffee machine.

- The kitchen has a worktop with an integrated induction hob and sink.
- The worktop also doubles as a breakfast bar with 2 moveable wooden stools. The height of the 2 adjustable stools is 75cm.
- The height of the worktops/breakfast bar is 90cm.
- There is a built-in oven with a microwave above. The height of the handle to the oven from the floor is 120cm and the microwave handle reaches 160cm.
- The space between the breakfast bar and the worktop is 133cm.
- Above the induction hob there are cupboards along the wall. The highest shelf in these cupboards is 115cm from the counter and the lowest is 65cm from the counter.
- There is a built-in fridge freezer. The highest shelf in the fridge is 182cm and the highest shelf in the freezer is 80cm.

## **Dining area**

Dining area with grey wooden dining table and six leather upholstered chairs.

- There is a dining table and chairs between the kitchen and living space, this is open plan.
- There are 6 glass moveable chairs around the wooden table.
- The chair height is 43cm at the seat.
- The table height 75cm.

## **Living space**

Living area features 42 inch Smart TV, two sofas, chair, coffee table, game table and console unit.

- The height of the blue sofa is 45cm, the height of grey sofa is 43cm. There is a coffee table in the middle of the space, the height of this is 45cm.
- The space between end of the blue sofa and the table is 43cm, gap between grey sofa and the table is 86cm.
- The space between blue sofa and the window is 55cm.
- The height of the chair is 42cm and the game table is 40cm.
- The height of the side table is 59cm.
- Console table height is 76cm tall.
- There are balcony doors that lead from the living space out to the balcony.

## **Balcony**

Balcony with rattan dining table and chairs and two sun loungers, with a glimpse of the ocean.

- The width of the balcony door is 102cm with a 3cm lip to get outside.
- The height of the glass barrier along the balcony is 116cm from the floor.

## **Master bedroom**

First bedroom on the ground floor with sea view, king size bed, freestanding wardrobe, two bedside cabinets, chest of drawers, 17-inch TV and ensuite

- The door width is 88cm.
- The rail in the wardrobe is 140cm from the highest shelf. The highest shelf in the wardrobe is 72cm from the floor, lowest shelf 40cm from the floor.
- The height of the king size bed is 64 cm and there is a bedside table on either side of the bed and the height of these is 62cm.
- The door width is 88cm.
- The chest of drawers is 84cm tall and the chair is 43cm tall.

- The space between the bed and the window is 78cm wide.

### **Master ensuite**

The master ensuite features a walk-in shower, heated towel rail, WC and sink.

- The door width is 76cm to enter the ensuite.
- The height of the sink is 85cm.
- The height of the toilet is 42cm. The flush button is 105cm from the floor.
- There is a 7cm lip into the shower. The width of the shower is 75cm and the controls height is 90cm from the floor.
- Entrance to the shower 57cm.

### **Family bathroom**

The family bathroom has a bath and shower overhead, heated towel rail, WC and Sink.

- The door width is 85cm.
- The space between the door to the sink is 130cm. The height of the sink is 85cm from the floor.
- The height of the toilet is 43cm.
- The bath with overhead shower is 58cm wide and the height of the bath is 53cm. The controls for the shower are 60cm from the bottom of the bath.

### **Second bedroom**

Second bedroom on the ground floor with sea view, super king size zip and link bed (can be made into two singles), freestanding wardrobe, dresser, two bedside cabinets.

- Door width is 80cm.
- Dressing table height is 78cm tall and the stool is 45cm high.
- The height of the bed is 54cm. The space between the foot of the bed to the dressing table is 56cm.
- There is a bedside table either side of the bed, the height of these is 56cm.

- The gap between the bed and window is 77cm and bed to wardrobe is 70cm.
- The rail in the wardrobe is 140cm from the highest shelf. The highest shelf in the wardrobe is 72cm from the floor and lowest shelf 40cm from the floor.